PEAK DISTRICT NATIONAL PARK

Conversion of Historic Buildings

Supplementary Planning Document

Barn converted into dwelling. (© CE+CA Architects)

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Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE
T: (01629) 816200
E: customer.service@peakdistrict.gov.uk
W: www.peakdistrict.gov.uk

1. INTRODUCTION

1.1 Historic buildings of all types can come under pressure for change when their original use ceases. Within the rural environment of the National Park, barns and other agricultural buildings are particularly vulnerable to changes in farming practice, with many historic farm buildings no longer fit for modern agricultural use. Other types of non-residential buildings, such as mills, churches, chapels and schools also become redundant when they can no longer be used for their original purpose. Without maintenance, such buildings quickly fall into disrepair. Where conversion is acceptable, the challenge is to adapt and reuse them imaginatively, while balancing the aims and aspirations of the new user with the qualities of the buildings and their surroundings.

1.2 This Supplementary Planning Document (SPD) provides guidance for those interested in converting a historic building which is a designated or non-designated heritage asset[1] to a new use. The guidance aims to ensure that any new use respects the original character, appearance and setting of the building. Section 7 provides advice on the differing policy requirements for designated and non-designated heritage assets.

1.3 This guidance is a material consideration in the planning decision making process. It should be read in conjunction with: National Planning Policy Framework (NPPF); National Planning Policy Guidance (NPPG); the Peak District National Park Authority (PDNPA) Local Plan, in particular but not limited to, Core Strategy (CS) policies L1 and L3 and Development Management Policies (DMP) DMC5, DMC7, DMC10; and SPDs, including the Building Design Guide (1987) and the Design Guide (2007). More detail about the planning policy context, planning consent and listed building consent is given in Section 7 of this document.

1.4 This SPD should be used when it has been established that the conversion of a building is acceptable, in principle, in planning policy terms. The guidance advocates a staged approach to understanding the building and deciding upon appropriate new uses and design.

1.5 Sympathetic conversion will often be the only means of securing a viable future for some redundant buildings subject to the criteria set out in Core Strategy policy HC1 and DMP policy DMC10. The building in question should be of historic merit or of valued vernacular to warrant conversion to a new use, and the landscape setting will be an important consideration. A new use can be a means of safeguarding a building's longevity provided it can be achieved in a way that conserves its character and setting.

1.6 Giving redundant historic buildings a viable use stimulates investment in their maintenance, necessary for their long-term conservation. It is important that any use is viable, not just for the owner, but also for the future conservation of the building: a series of failed ventures could result in successive and unnecessarily harmful changes over time.

1.7 Converting an existing historic building is inherently sustainable. It makes best use of existing resources and embodied energy[2] . In many cases, there will be scope to improve the energy efficiency of a historic building and/or make use of renewable energy in ways that do not detract from the character of the building.

1.8 Low-key uses such as offices, studios, light industrial workshops, training, research facilities or similar are often acceptable in sustainable locations[3]. Residential conversion remains the most popular option for the re-use of traditional rural buildings, but can be challenging because it usually involves a greater degree of change both to the building and its surroundings.

[1] Further information on the terms 'designated heritage asset' and 'non-designated heritage asset' is contained in Section 7.
[2] Embodied energy is the energy contained within the fabric of a building and that which was used in erecting it, for example creating/extracting and transporting materials.
https://historicengland.org.uk/content/heritage-counts/pub/2019/hc2019-re-use-recycle-to-reduce-carbon/
[3] Local Plan Core Strategy policy E1 and E2.

Open-sided barn converted for outdoor domestic use. (© Bench Architects)

1.9 Any new use should conserve and be compatible with the form, function, fabric, interior, context and setting of the building, including its wider landscape setting. There may be some historic buildings which will not be suitable for or capable of re-use or adaptation, because their isolated location, poor condition or size precludes it, or because they are of such intrinsic value that a new use cannot be absorbed without serious detriment to the significance of the building or its landscape setting.

1.10 The design of any conversion should be appropriate. Cues should be taken from the existing arrangement, form, massing and fabric to inform the design. This does not preclude thoughtful, contemporary design; good design that is 'of its time' and which responds to the historic context of the building can enhance a historic building.

1.11 The details are all-important. Small changes, such as door and window alterations or the change of use of former open countryside into domestic garden, can have cumulative adverse effects on the historic built environment and the wider landscape.

2. SUITABILITY FOR CONVERSION

2.1 The NPPF, NPPG and the PDNPA Local Plan include guidance/policies on the conversion of historic buildings. Further detail on the policy context is contained in Section 7, below.

2.2 Conversion from one use to another usually requires planning permission and building regulations approval. If the building is listed[4], listed building consent will also be required. Acceptability on planning grounds usually depends on:

- heritage significance
- character of the building
- setting of heritage asset
- location
- size
- structural integrity
- means of access
- provision of services
- impact on the surroundings and wider landscape
- presence of protected species flood risk
- contamination
- public benefit

[4] https://historicengland.org.uk/listing/the-list/

2.3 An up-to-date structural report and landscape visual impact assessment may also be required as part of a planning application.

2.4 Buildings that require substantial rebuilding are unlikely to be approved for conversion (DMP policy DMC10), as this may result in the loss of the architectural or historic interest of the building, unless strong and convincing justification is provided.

2.5 Historic buildings should be large enough to accommodate the proposed new use and any associated storage without extensions or new ancillary buildings. Extensions to stand alone buildings or buildings separate from a group will require a strong and convincing justification.

2.6 The demands for additional window openings, insertion of floors, internal divisions or extensions and new services require very careful consideration to ensure that the building's character, appearance and significance are not harmed.

2.7 Certain types of historic building can pose particular challenges for conversion. These include buildings with large interior spaces, those with few or very large openings and those in isolated locations.

3. DESIGN PHILOSOPHY

3.1 The guiding principle behind the design of any conversion is that the new use should respond to the character, form and function of the building, rather than the building being made to fit the new use. After a conversion, the original character of the building and its story of development should remain "legible". In practice this may mean living with quirks that would not be encountered in a new building, such as changes in floor levels, windows at unusual heights, retention of historic fittings and restricted headroom.

3.2 A good understanding of the building's character and heritage significance is essential. Look at the building with an enquiring mind: why are the doors and windows positioned as they are? Why is the building positioned as it is? What does the internal layout tell you about the way the building was used? If it has been altered, what were the motives for the alteration? This knowledge will help you to arrive at a high standard of design. This will also mean less intervention into the historic fabric and plan form, and a greater capacity for the building to adapt to future alternative uses.

3.3 The assessment of heritage significance should be proportionate to the asset's importance. Where necessary, expert advice should be sought to carry out this assessment. This is expanded on in Section 5.

3.4 A respect for the building's scale, proportions, detailing and setting is central to the design philosophy. Alterations should be made within the constraints of the building and its location, working with the building rather than against it. This applies to internal features as much as to the

A barn after conversion to domestic use. The retention of the large sliding door and the careful use of existing openings with simple woodwork and internal shutters helps to maintain the agricultural character of the building. The interior is very modern but responds to the historic uses of space. (© CE+CA Architects)

building's external appearance. The more care that is given to spatial planning and detailing, the more successful the scheme will be.

3.5 A successful building conversion responds appropriately to its immediate surroundings and the wider landscape. A sensitively designed scheme will ensure that parking and landscaping, particularly gardens, boundary treatment and ground surfaces are carefully designed and detailed. Many buildings such as chapels, farm buildings, mills or institutional buildings, will not have had gardens or parking areas previously. Some have barely any land around them at all. In general, the open and undivided character of farmyards and courtyards should be maintained in a conversion, and managed in common where there are multiple ownerships. For a conversion to be acceptable, the original character of the building and its historic setting should be readily apparent when viewed in the landscape or street scene.

4. THE PRINCIPLES OF CONVERSION

4.1 A successful conversion scheme requires a staged approach. The following six principles should form the basis of any proposals:

1. Understand the building and its setting
2. Work with the existing form and character
3. Follow a conservation approach
4. Create responsive new design
5. Use appropriate materials and detailing
6. Conserve and enhance the setting

4.2 Section 5 explains what these mean in practice.

5. GUIDANCE

Principle 1: Understand the building and its setting

5.1 Before a planning application for any conversion is made an applicant needs to assess the significance of the building, and the contribution the setting makes to its significance, as required by the NPPF[5] and PDNPA planning policies[6]. A thorough understanding of the building will play an important part in the design of good quality and appropriate conversion proposals.

5.2 The assessment of significance should be proportionate to the importance of the building, and sufficient to allow the potential impact of the proposals on significance to be understood. It should be completed in the earliest stages of developing a proposal, as the results will help to inform the design of the scheme and be part of a future planning application.

5.3 The assessment may take the form of a Heritage Statement, or be part of a Design and Access Statement and should be carried out by a person with appropriate expertise - a specialist may need to be commissioned. The purpose of this work is to:

- understand the materials, construction and evolution of the building and the nature and extent of past changes, including those that may have been made with planning or listed building consent in recent decades
- assess the former function of the building, its plan form, and how it was used
- assess the overall significance of the building as well as the significance of its individual components; this will include consideration of archaeological information in the building and below-ground archaeological potential[7]
- assess the landscape context and the contribution that setting makes to significance

[5] All references to the NPPF are from the revised NPPF 2021 National Planning Policy Framework (publishing.service.gov.uk)
[6] https://www.peakdistrict.gov.uk/planning/policies-and-guides
[7] Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest developers are required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. (NPPF 2021 Para 194)

This former school is now a domestic dwelling, but retains its institutional character. (© PDNPA)

- assess the building's sensitivity to and capacity for change
- evaluate what form of adaptation can successfully conserve the character and significance of the building
- assess opportunities for enhancement

5.4 If the scheme involves more than one building, the points above apply to both the individual buildings and the whole group.

5.5 As well as the form and structure, any remaining features of historic interest - internal or external - should be noted. Details such as, for example, wall finishes, floor surfaces, wear patterns, commemorative plaques, graffiti, apotropaic marks[8], carpenters' and masons' marks, animal stalls with racks and mangers, fittings, original joinery or traces of machinery and industrial/craft processes will all contribute important information to the understanding of the building's significance.

5.6 Links to detailed guidance on the process of assessing significance are given in Section 8. If the proposal affects an agricultural building, the PDNPA Farmsteads Assessment Framework and Farmsteads Character Statement[9] provide additional support and guidance for applicants. Other types of assessment are likely to be necessary, such as for protected wildlife (fauna and flora), flood risk and structural integrity (see Section 6).

Principle 2: Work with the existing form and character

General

5.7 The existing form, scale and character of the historic building and its site will guide the design in any conversion scheme.

5.8 Most farm buildings, for example, are generally simple and functional in their form, shape and design and use local materials and simple detailing. They typically have long and uninterrupted roofs (with no chimneys dictated by function) and a higher ratio of blank walling to openings. Many farm buildings face onto a communal yard or area, with other elevations blank or with limited openings.

[8] Ritual protection marks
[9] Historic farmsteads guidance: Peak District National Park

5.9 Other historic non-domestic buildings which may be considered for conversion will have their own characteristics. Chapels and churches, for example, will typically have strong symmetry, tall windows set higher up the elevations and large-volume spaces. They often retain interior features such as pews, pulpits and memorials.

5.10 Industrial buildings such as mills may be characterised by simple rooflines, often with rows of identical windows to the larger manufacturing mills. There may be old machinery still in place.

5.11 The pattern and form of historic door and window openings is likely to be directly related to the historic function of the building over time, and can often identify its original use. This legibility is an important characteristic of a historic building that should be retained and respected as part of any conversion scheme.

5.12 A key component of character in many historic agricultural, religious and industrial buildings is the sense of space found internally. Much of the special interest of barns, for example, derives from their long, lofty, dimly-lit interiors; chapels are often full-height spaces, with perhaps an upper mezzanine floor at most. Subdividing these spaces can destroy that character. It is desirable to keep such interiors as open as possible.

5.13 Existing internal and external features may impose constraints on the design of a conversion, such as restricted headroom and lower daylight levels. Allowing the existing form of the building to influence the new use may require creative thinking. A flexible approach, abandoning preconceived ideas about how a new use should be arranged, may help retain the historic character of the building and can be the best way of getting the most out of a conversion scheme.

External

5.14 Schemes should work within the shell of the existing building, avoiding additions or extensions. Where room heights are low, for example, first floor rooms can be partly contained within the roof space as an increase in eaves or roof heights may change the character of the building.

A Peak District outfarm, with buildings around a small yard. There are few openings in the upper parts of the elevations and there is very little surrounding curtilage. (© PDNPA)

A converted chapel retains the strong symmetry created by the windows. On the elevation facing the street, the original stained glass has been retained in the upper portions of the new windows. (© PDNPA)

A mill converted for residential use. All openings are original, and a small number of new balconies respond to the industrial character of the building. (© PDNPA)

The simple open interior of a disused Methodist chapel with pews and other internal fittings. These spaces can pose design challenges that require a creative and sensitive response. (© Tom Crooks Architecture Ltd)

5.15 Every effort should be made to use existing openings to the full. Where appropriate, the interior layout of the proposed new use should be adapted to make best use of the existing openings. For example, open-plan interiors can often make the best use of available daylight.

5.16 Original openings that have been blocked up in the past should be re-used in preference to the creation of new openings. If they have been blocked up in an unsympathetic manner or by using inappropriate materials, an enhancement can be gained by reopening them.

5.17 New openings should only be inserted into roofs and walls where necessary. Where new openings can be justified, these should be limited in number and size and should be detailed to harmonise with the existing openings. In barns, for example, new first floor window openings should follow the proportions of traditional hay-loft openings (e.g. pitching holes). The positioning of any new doors or windows should respect the existing distribution of openings, whether symmetrical or irregular.

5.18 The historic ratio of blank walling to door and window openings – the 'solid-to-void' ratio – should be maintained. The insertion of new openings in otherwise blank elevations, or where there is no physical evidence of previous openings, should be avoided particularly where visible from public vantage points such as footpaths and roads.

A barn after conversion – the solid-to-void ratio has been maintained. The only alterations on this elevation are two conservation rooflights and two additional vent slits to allow additional light to the interior. All the other original openings are on the opposite elevation. (© PDNPA)

Internal

5.19 Any new sub-divisions of the internal spaces should be kept to a minimum, in order to retain the spatial quality of the interior and reduce the requirement for additional new windows and door openings. Where new internal divisions are unavoidable, these should always respect the interior architectural features and character of the building; for example, by aligning with the existing bays and roof trusses.

5.20 Where the interior of a historic building is characterised by one long, uninterrupted space open to the roof at first floor with subdivision of the ground floor space, for example in a typical Peak District two-storey shippon, the living spaces – lounge, dining, kitchen – could be located on the first floor within one open-plan space. If there have to be partitions, fully glazed and visually unobtrusive systems (e.g. a frameless, structural glass) might be appropriate. The bedrooms and bathrooms could then be located on the ground floor which is more likely to have existing subdivisions.

5.21 Where a historic building has always been subdivided into smaller spaces, removal of historic fabric to open out the spaces is unlikely to be acceptable.

5.22 Where an interior is characterised by a full-height, single-volume space, for example in a threshing barn, the insertion of a first floor is likely to be harmful. Other approaches could be considered in certain circumstances, such as the insertion of freestanding pods or 'floating' mezzanine structures that require minimal intervention into historic fabric.

5.23 The insertion of floors or mezzanine levels that will adversely impact on large windows or other features should be avoided.

5.24 Significant lowering or raising of any existing floor level, or internal element, is likely to harm the character of a building.

5.25 Where there is inadequate headroom beneath a truss in a historic building proposed for conversion, this is often the best position for a new staircase. The levels can be set to allow a half-landing directly beneath the truss with separate upper flights accessing the first floor areas to either side of the structural tie. On occasion, it may be best for the building to have more than one staircase, serving separate areas of the first floor.

Principle 3: Follow a conservation approach

General

5.26 Conservation is not the same as preservation. Historic England defines conservation as *'the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations'*[10] That is why it is so important to understand the significance of the building as the first step in the design of a conversion proposal.

Former smithy converted into a café – the plain façade on the street frontage has been retained. (© PDNPA)

[10] 'Conservation Principles: policies and guidance for the sustainable management of the historic environment'. Historic England 2008 (new edition forthcoming). https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/

5.27 Features of architectural or historic interest, both internally and externally, should be retained wherever possible, and alterations kept to a minimum. Without them, the character of the historic building will be diminished, and the justification for conversion will be lost. There will always be a presumption in favour of retaining as much of the existing historic fabric as possible.

A traditional window with glazed upper and 'hit and miss' vents below. (© PDNPA)

External

5.28 Existing traditional roof coverings should be retained, and repaired if necessary. If beyond repair, any replacement roof materials should be appropriate and sympathetic to the significance of the asset. Often, a like-for-like replacement will be required.

5.29 Change to the dimensions of existing historic window or door openings is likely to be harmful to the building's existing character and appearance and should be avoided. Exceptions may be made where current openings are the result of previous unsympathetic change, and there is clear evidence of the previous form.

A like-for-like replacement of an historic window, including stonework repairs and new ironwork, based on evidence from the existing openings. (© Bench Architects)

5.30 Existing historic windows, doors and shutters should be retained and repaired if possible. If any are beyond repair, appropriate replacements will be required; this could include like-for-like replicas. Certain features, such as louvred windows or 'hit and miss' vents can be supplemented with secondary glazing on the inside.

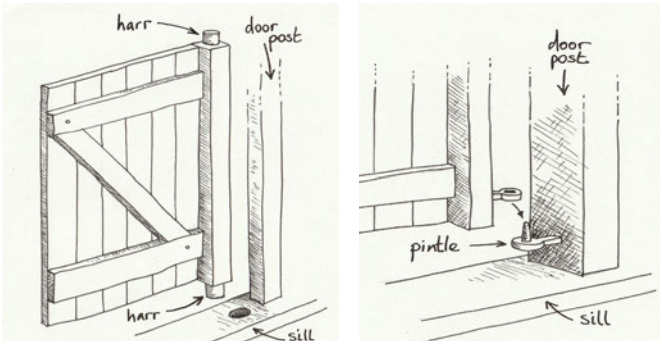
5.31 Original cast iron windows, often found on chapels and mill buildings, will usually be an important feature, and should be retained where possible. Modern replicas, using casts from the original, can be made by specialists if necessary.

5.32 A large cart opening within a barn may be the building's most important external feature. Keeping such a key opening with its solid boarded doors unchanged may be important for retaining the character of the whole building.

The 20th Century sliding door on this threshing opening, although not part of the original building, has been retained and can be closed to cover the new glazed opening behind it. This maintains the agricultural feel of the converted barn and helps to tell part of the building's history. (© CE+CA Architects)

5.33 The way in which doors open and are hung are important features, and should be retained. Doors may be inward or outward opening, depending on the use of the spaces within and the detailing of the door

surround. They may be hung from timber door jambs, harr hung, or they may have strap hinges mounted on pintles fixed directly into the stonework. Where the doors have no timber frame, the reveals can sometimes be weather-stripped to make a draught-proof seal when the door is closed. In some cases, a new door could be fitted behind the old one, but with both remaining operable.



(left) The protruding 'harr' on the door slots into sockets in a timber or stone sill and lintel. (right) A metal pintle is set into a stone or timber post, and the door hinge pivots on it – there are several types of design. (© PDNPA)

5.34 External features such as steps, ventilation holes, owl holes, bee boles, dovecotes, troughs, boundary walls and/or railings, gates, stone gate posts and gate piers can make an important contribution to historic character. They should be kept and repaired, where practically possible.

Gate piers and iron railings forming the boundary of a chapel curtilage. (© PDNPA)

Internal

5.35 Historic timbers should be retained, and repaired if necessary and practicable. Adapting, relocating or removing historic structural timbers – trusses, purlins, posts, beams, etc. – will be inappropriate in most circumstances.

5.36 Historic floor surfaces on both ground floor and upper floors will often be of interest and should be retained where significant. These may include stone flags, stone and/or timber setts, limestone pitchings, quarry tiles, original timber floorboards and sometimes original gypsum and lime plaster floors (the latter mainly to upper floors or lofts).

5.37 Exceptionally, it may be acceptable to install a new first floor finish, or even an entire load-bearing floor structure, above an old one of inadequate strength, so that the integrity of the original is preserved as seen from the rooms below. In such cases, a useful service void can sometimes be created. However, this will be less suitable where upper storeys have sensitive interiors or restricted headroom.

5.38 Additional care is needed on lower floors to ensure that the structural stability of the foundations, and any archaeological interest below the finished surface are not adversely affected by proposed works. Lifting and re-laying historic ground floor surfaces in order to install a damp proof membrane, radon barriers, insulation or underfloor heating may be acceptable, but will depend on the extent of excavation and the impact on potential archaeological deposits. Care should be taken to reinstate historic floors exactly as they were before they were lifted.

A well revealed below the flagstone floor inside a building. (© Wessex Archaeology and courtesy of Mr and Mrs Chapman)

5.39 Where historic fittings and features survive - e.g. doors, recesses, cupboards, stalls, feed racks, pews, water-wheels and other equipment - these should be retained in situ as part of the conversion scheme, if at all possible.

Water-power machinery in situ during archaeological recording of a mill before conversion. (© The JESSOP Consultancy [TJC Heritage Ltd])

The water-power machinery retained in this mill conversion. (© PDNPA)

Machinery retained in its original position and creating a striking feature of interest in this former 18th-century corn mill. (© PDNPA)

Hexafoil inscribed on a 16th-century cruck blade in a barn. (© Andy Bentham)

5.40 Other original internal features, such as decorative treatments and finishes, panelling, graffiti, apotropaic marks, carpenters' and masons' marks, etc., should be retained wherever possible. Cleaning (only if really necessary) should be restricted to gentle brushing to avoid damage to these delicate traces.

Principle 4: Create responsive new design

General

5.41 Retaining the historic character of the interior and exterior of the converted building and referencing its original use, demonstrates a clear understanding of significance and a positive approach to conversion. When converting a non-residential historic building into residential use, the introduction of domesticating features should be minimised. For example, maintaining the visual distinction of farm buildings from farmhouses or other adjacent houses is an important consideration; even where a barn or shippon is attached to a dwellinghouse and the residential use is being extended into it, it is important to maintain the two distinct and complementary characters of barn and house.

5.42 Where appropriate, contemporary design is encouraged, taking cues from the design, character and materials of the host building and the surroundings.

5.43 Chimney stacks should be avoided where these did not exist historically. In the exceptional cases where a new masonry chimney is appropriate, it should be simply detailed to reflect the local tradition.

Barn adjoining the farmhouse has been converted to domestic use but retains a distinct utilitarian character. (© PDNPA)

5.44 If a new stove flue is absolutely necessary this should be on the rear (or least visible) slope of the roof, kept as short as possible and finished in a dark matt-painted metal. On farm buildings, any flue should appear 'incidental', e.g. discreetly placed, not rising off the ridge.

5.45 Dormer windows are unacceptable where these would be incompatible with the character, appearance and significance of the historic building.

5.46 If historic rooflights already exist on a historic building undergoing conversion, any new or replacement rooflights should aim to match the type, style, profile and size of the existing. For example, inset glazing panels may exist on some industrial roofs. Additional rooflights should be kept to a minimum.

5.47 Rooflights should be avoided if they were not present historically. However, in some cases new rooflights are unavoidable; where there is absolutely no alternative, these should be sited on the rear (or least visible) slope of the roof.

5.48 New rooflights should generally be of a uniform size and positioned at the same height on the roofslope, not projecting. The appropriate size and style of rooflight depends on the character and historic use of the building. In general, traditionally detailed, recessed, low profile 'conservation' rooflights with slender, metal frames and genuine glazing bars are most appropriate.

5.49 In some cases it might be more appropriate to insert a more industrial form of rooflight, for example a single larger unit of 'patent glazing' along a ridge line. This may be preferable to pockmarking a roof with several individual openings.

Industrial roof light set flush into a new stone roof along the ridgeline of this converted barn. The agricultural feel of the barn is maintained. (© PDNPA)

5.50 Consideration should be given to other means of bringing light into the building, for example, using 'borrowed' light to reduce the need for new openings or rooflights. The conversion of buildings such as mills, with large floorplans, will require careful design to bring light into the core. Rooflights can be used to conceal sun pipes that can bring lighting into other parts of the building.

5.51 Where inappropriate modern windows and doors exist, replacement of these with a more suitable alternative is likely to enhance the building and will be encouraged. New windows and doors should be of an appropriate design for the building. For example, in order to underplay the appearance of inserted frames and glazing in traditional hay-loft openings, plain un-subdivided windows with the frames set back within the reveal (a minimum depth of 100mm) can be an appropriate treatment. Ground floor windows of stables and cowhouses often have inward-opening hopper windows with fixed glazing below, and this may be an appropriate pattern to follow.

5.52 The design of new doors should ideally be based on original surviving doors. For many historic buildings these will generally be boarded plank doors, (ledge and braced) or panelled doors. Door frames should be set well back within the opening.

5.53 In some cases, it may be acceptable to insert fixed glazing or an inner glazed door within an existing doorway, in order to minimise the pressure for new openings in the fabric. This should be recessed back as far as possible within the structural opening and the glazing should be plain, or only simply divided.

5.54 Where glazing is inserted into large doorways, such as cart openings, full height glazing is usually most effective. This could be undivided, or subdivided with a strong vertical emphasis. Other treatments, such as part-boarding, can also be used to good effect on large openings.

5.55 The glazing of ventilation holes should be set back within the reveal, in all circumstances.

5.56 Energy-efficient conversions will be sought wherever practicably possible (PDNPA Core

A glass panel in the floor brings borrowed light into a converted basement. (© Bench Architects)

Large openings glazed to full height retain the character and bay arrangement of this former cart shed, now a Visitor Centre. (© Peak Ales)

Glazing in a ventilation slot set well back into the reveal and fitted directly into the stone. (© PDNPA)

Strategy policy CC1). However, solar panels may be incompatible with the character of the building or its surroundings. Exceptions may be where they can be located on a hidden elevation or in a roof valley. It may be preferable to locate solar panels on the ground, or on a more modern extension or ancillary structure, rather than on the principal building. Air source or ground source heat pump equipment should also be sited discreetly. Good guidance exists on energy efficiency in historic buildings (see Sections 6 and 8).

5.57 Any new pipework required for the supply and installation of new services, soil vent pipes and all waste connections should be located internally wherever possible, and planned for at the design stage. If external location of pipework is justified[11] , this should be positioned on hidden elevations. Allowing a soil vent pipe to discharge vertically through the roof will spoil the historic building's clean, simple lines. It is preferable to discharge the pipe either through a vent slate set flush with the roof, a traditional low-lying lead vent, or horizontally within the roof space to a masonry slot on the centreline of the gable.

5.58 Wall-mounted vents for extractor fans should be concealed behind perforated or cast metal inserts (airbricks) painted black or stone colour. This looks more traditional than plastic covers.

5.59 External lighting should be simple and kept to a minimum. As a general rule, 'heritage' designs of light fittings, or lights on columns, should only be used where there is evidence for them historically, for example over chapel doorways or churchyard entrances, where they were sometimes designed into the original structures. Authentic replacement in such cases is encouraged. Otherwise, plain and contemporary light fittings should be used, as these can be suitably simple, discreet and practical, and do not interfere with the visual appreciation of the building. Light fittings placed discreetly under the eaves of the historic building, operated on a passive infra-red system can be effective.

5.60 Where possible, meter boxes (for gas and electricity) should be located internally. Where they have to be located externally they should be sited discreetly, for example in a cupboard below external steps, or ground-mounted and screened by planting. Smart meters may be an option if no suitable external location can be found for a meter box.

5.61 TV aerials and satellite dishes are usually best located in an inconspicuous position, perhaps on an outbuilding or even on a pole within the garden area/grounds, rather than on the historic building itself.

5.62 Care should be taken with the re-use of existing external steps, as Building Regulations may rule them unusable without the addition of a balustrade, which may not always be acceptable aesthetically. Doors at the head of external steps may therefore not be suitable as operable doors. If a new handrail is necessary and there is no design precedence, a simple timber or metal design may be appropriate for agricultural buildings. The erection of new external flights of steps with balustraded sides may be inappropriate in the case of simple, rural buildings.

5.63 New conservatories or porches are rarely appropriate additions. It is sometimes possible to form a lobby within the envelope of the existing building.

5.64 Proposals to construct 'link' buildings or structures within the open spaces or gaps between separate and historically independent buildings, for example between farmhouse and ancillary outbuilding, may sometimes be appropriate, but this will be dependent upon the site.

A 'light touch' glazed link between a house and converted barn – both buildings are listed. (© PDNPA)

[11] For example, radon pipes must be sited externally

Creative new 'hit and miss' structure reflecting the character of a former timber drying shed, converted for use as office space. (© PDNPA)

5.65 Contrived new external elements, such as datestones, should be avoided on the principal historic building, as these can blur its history and appear overly domestic.

Internal

5.66 Adding ceilings to rooms should be avoided and spaces should be left open to the roof, unless ceilings are/were historically present (insulation can be added between and/or below the rafters). Inserted, non-original ceilings of no historic significance can be removed, if this will better reveal the character of the historic building.

5.67 A conventional central heating system is often inappropriate, where the building has historically been unheated. Underfloor heating may be preferable (ideally using a ground or air source heat pump as the energy supply), although this depends on the significance of the historic floor and the layers beneath it.

5.68 If a boiler is installed, it is best to opt for a system that can vent through an external wall. The boiler should be located discreetly, away from a prominent elevation. Care should be taken to site boiler flues where removal of stone and any repointing are minimal. Venting through the roof is usually more obtrusive.

5.69 The addition of feature fireplaces, or elaborately detailed staircases or panelled doors can all be at odds with the character of the historic building being converted. These types of feature should be avoided.

5.70 A simple, modern staircase with the minimum of fussy detailing complements a historic building well. In some cases, using toughened glass as a balustrade can be less obtrusive than timber balustrades with uprights at 100mm centres.

5.71 New, inserted floors or staircases can be detailed to 'float free' of original walls, leaving a shadow gap between new and old. This technique avoids what can be an awkward junction involving a lot of complicated scribing around old masonry. It also avoids confusing the history of the building.

5.72 In a historically full-height single-volume space, such as a threshing barn, the insertion of a free standing pod that requires minimal intervention into historic fabric may be considered in certain circumstances, if this allows the historic space to be retained and fully appreciated.

New interior structures in this barn conversion float free of the historic fabric and keep the full height space legible. (© CE+CA Architects)

5.73 Fire prevention systems may need to be specially adapted for historic building conversions. It is preferable to install a radio alarm system (to avoid wiring). The use of sprinkler or water mist systems can sometimes be used to avoid fire compartmentation and the subdivision of large internal spaces, particularly at first floor level in barns. Some historic doors can be adapted to comply with fire safety regulations, for example by the use of intumescent (fire retardant) paints and strips. It may be necessary to alter the design of existing windows for fire escape purposes, and the implications of this should be considered at an early stage.

Principle 5: Use appropriate materials and detailing

General

5.74 By engaging people skilled in the conservation of historic buildings, a high standard of craftsmanship will be achieved.

5.75 Building materials should be in keeping with the historic building, and any alterations and additions should complement the historic materials. The introduction of new material types should be selected to respond appropriately to the character of the historic building and its surroundings.

External

5.76 Careful note should be taken of existing roof coverings, which in the Peak District National Park are typically stone slate, Welsh blue slate or Staffordshire blue clay tile. Sometimes different materials may be found on opposite slopes of the same roof and occasionally, different roof coverings to lower courses. These distinctions should be retained where they contribute positively to the character of the building, in preference to making all the roof coverings the same. Generally, the roof apex is finished with stone or blue clay ridge tiles.

5.77 New or replacement roof coverings should match or complement any existing traditional roofing materials. In certain circumstances a corrugated metal roof covering could be appropriate, depending upon the character and history of the building and its setting. If non-traditional or unsympathetic

roofing materials are in place, significant enhancements can be made through their replacement with appropriate and traditional materials – cues should be taken from the surrounding structures and geology. Sourcing some materials, for example appropriate stone slate, can be difficult and requires careful planning and long lead-in times.

5.78 New windows and doors should be timber or metal (PVC-U is not appropriate). Where cast iron windows are part of the original design concept of a building, new windows should reflect this. Modern powder-coated aluminium may sometimes be acceptable for large-format openings.

5.79 'Storm-proof' type window frames would be inappropriate for a historic building, particularly a listed building. On barns or other utilitarian buildings the detailing of new timber windows should be robust and simple - a fussy or flimsy appearance should be avoided as it will be out of keeping with the historic character. On listed buildings projecting timber sills would generally be inappropriate – an assessment of the suitability of the existing stone sill needs to be made.

A simple iron latch on a historic door. (© PDNPA)

Left: Stone support for a cast iron gutter on a historic barn. (© Oldfield Design Ltd). Right: Metal bracket gutter support on a former smithy. (© PDNPA)

5.80 The detailing to new doors should ideally be based on original surviving doors. Boarded plank doors, for example, may often have a scribed (pencil-round moulding) or a chamfer between each board as an added refinement. Door frames should have simple, robust detailing.

5.81 The perimeter framing size for any inserted fixed glazing or inner glazed doors should be the minimum required.

5.82 Simple ironmongery for external doors and windows should be used on utilitarian buildings and take a steer from any existing evidence. For example, a simple Suffolk latch and black powder-coated locks and bolts would be more in-keeping than an elaborate brass door knocker on a converted barn.

5.83 Decoration to external joinery should be traditional in character and colour. Matt or eggshell finishes tend to give a more appropriate finish than gloss. Removing upper paint layers from a test area can often reveal an original, underlying colour which can be matched. Historically, external joinery to Peak District barns was painted in reds, greens or blues; white or off-white has a more domestic appearance and is not appropriate on barn conversions.

5.84 On agricultural buildings features such as oak doors were sometimes left to weather naturally to a silver-grey colour. This approach can be followed successfully in conversions, but the untreated timber may look discoloured for a couple of years before the silver-grey, natural weathering takes over.

5.85 Gutters and downpipes were not always present on barns and some other ancillary building types. Where new gutters are required, they should be of cast metal or timber troughs, supported on rise-

and-fall / drive-in metal brackets fixed directly to the wall. In some areas within the National Park, stone corbels support guttering. New downpipes and gutters should be cast metal. Fascia boards to eaves, barge-boards to gables and boxed timber soffits will generally be inappropriate, unless these form part of the original design of the building. Plastic rainwater goods will not be appropriate.

Internal

5.86 Oak beams, trusses and roof timbers should be left exposed, unless these were originally hidden from view. Historic timbers should be left unstained, varnish-free and altered as little as possible; beeswax is an appropriate protective finish in such cases. Where these have a historic paint finish e.g. lime-wash, distemper etc. this should be retained.

5.87 Sandblasting and some chemical cleaners will damage historic fabric, resulting in the loss of original character and archaeological evidence, and should be avoided; alternative methods are available. If any historic timbers require cleaning or treating specialist advice should be sought.

5.88 It is preferable to limit the palette of flooring materials to those already present in the building (or for which there is evidence, or a known tradition), such as stone flags, brick or stone or timber setts, timber floorboards, quarry tiles or other ceramic tiles. Keep the detailing as simple as possible – avoid skirting boards, for instance, unless there is evidence for them.

5.89 Dry-lining walls can adversely alter the internal character of some types of historic building and may also impact on the building's breathability. Other, less obtrusive, ways of improving the insulation value of external walls should be considered, such as insulated lime plaster (e.g. lime with a hemp additive). These allow the walls to breathe, and to retain their shape and individuality, as well as giving good environmental performance. Care should to be taken to ensure that this does not impact upon the depth of window and door reveals, or other features.

Contemporary design in a historic building - a simple palette of materials, including concrete, finished to a high specification in a barn conversion. (© CE+CA Architects)

An early 20th Century open-sided barn, with Belfast trusses, converted into a covered outdoor education space. The simple design and utilitarian materials reflect its former agricultural use. (© Chatsworth Estate)

5.90 New internal partitions, where acceptable, can be detailed to complement the building while still being an obvious modern addition.

5.91 Limewash/distemper are ideal finishes for internal walls. If other paints are used they should be breathable.

Principle 6: Conserve and enhance the setting

General

5.92 It is important to understand the relationship between a historic building and its setting, and how the setting contributes to its significance. Proposals must conserve and enhance the setting of the building and the valued landscape character, as identified in the PDNPA Landscape Strategy[12]. A successful conversion can be undermined if the setting of the historic building is compromised.

5.93 In the NPPF, setting is defined as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve"[13]. A thorough understanding of the setting will have been made as part of the Heritage Statement (see Design Principle 1).

5.94 Proposals should be sensitive to the character of all external spaces, both close to the historic building, and more widely. The extent of curtilage, parking and access arrangements, choice of building materials, additional buildings and landscaping all require careful consideration.

Guidance:

5.95 Any historic features within the existing grounds of the building should be retained.

5.96 Where possible, ancillary uses such as garaging and storage (e.g. for fuel, bins, cycles, garden equipment) should be accommodated within a ground floor section of the existing building, to avoid the need for new outbuildings; an understanding of the setting will help to determine if and where new outbuildings may be appropriate.

5.97 Fragmentation in the setting should be avoided. Structures that physically subdivide the existing setting of a historic building, particularly yards, into separate areas will compromise the setting. Dwarf walls or closed boarded fences are inappropriate.

5.98 Features in the landscape, such as drystone walls and traditional vehicular gates will provide cues for exterior design.

5.99 Avoid overly-domestic features such as patios, timber fencing, extensive garden landscaping, ornamental ponds, lamp-posts and pergolas. Garden areas or outdoor sitting areas are best accommodated in small walled enclosures where these exist, or where they can be added discreetly without adversely affecting the setting.

5.100 In some cases it may prove impossible to provide much in the way of garden space. Where fields run up to the edge of the building, this simple relationship should be retained unaltered; this is of particular importance for agricultural buildings such as barns.

5.101 Where isolated farm buildings are converted, car parking should be located in a well-screened area, ideally outside the farm group. Formal drives and tarmac surfaces should be avoided in favour of more sympathetic materials and finishes that provide sustainable drainage solutions.

[12] Landscape Strategy: Peak District National Park
[13] NPPF 2021, Annex 2 Glossary National Planning Policy Framework (publishing.service.gov.uk)

6. OTHER CONSIDERATIONS

Protected Species

6.1 All planning applications require consideration of protected species and nature conservation.

6.2 Designated and non-designated heritage assets, particularly agricultural buildings or buildings that have fallen into disrepair, often provide a home for protected species such as bats and barn owls, and can be a nesting site for martins, and swallows and swifts. Protected species, such as great crested newts, can be present in the surrounding landscape, and may be affected by the creation of a residential curtilage or the provision of a new access or services.

Barn owl. (© zhuclear/iStock)

6.3 Where conversion of a historic building is proposed, an up-to-date Protected Species Survey will usually be required to accompany a planning application. The survey will outline whether any mitigation or compensatory measures are required as part of the development. If permission is granted, these measures will be conditioned accordingly. If the proposed project will disturb bats, predatory birds or reptiles protected under the Wildlife and Countryside Act (1981) or under the Conservation of Habitats and Species Regulations (2010) any necessary licences will need to be obtained from Natural England before the project is started.

6.4 It may not always be possible to compensate/mitigate for the loss of a habitat or protected species. In these cases the proposal is unlikely to gain planning approval.

Sustainability and building regulations

6.5 The conversion of a historic building to a new use should address energy conservation and other sustainability matters in a manner that respects the historic character of the building.

6.6 Converting an existing building is to an extent inherently sustainable because it makes the best use of existing resources and embodied energy. Many historic buildings already incorporate sustainable design principles, such as orientation to/from sunlight and high thermal mass; this means they can be more energy efficient than many modern buildings. There is usually scope, however, to improve the energy efficiency of historic buildings in ways that do not detract from the character, appearance and significance of the building.

6.7 All planning applications involving a conversion scheme should be accompanied by a statement that explains the measures proposed to address energy efficiency. Historic England has produced extensive guidance on climate change mitigation and achieving energy efficiency in historic buildings and you should refer to Local Plan Core Strategy policies CC1, CC2 and the Climate Change and Sustainable Building SPD. Links are given in Section 8.

6.8 Building Regulations set the standards for design and construction that apply to most new buildings and to many alterations. The Regulations apply to new work – any alterations to an existing (non-compliant) building must not make the building any less compliant than it was before. A change in use can trigger the need to comply with the Regulations.

6.9 Listed buildings, scheduled monuments, and buildings in conservation areas do not have to comply with energy efficiency requirements (Building Regulations Part L) where this would unacceptably alter the character or appearance of the buildings. As well as these exemptions, other 'special considerations' apply to buildings of architectural and historic merit in the National Park and some buildings of traditional construction. See Section 8 for sources of information and the footnote below[14].

Flood Risk

6.10 If the historic building lies within Flood Zone 2 or 3, a Flood Risk Assessment will be required. Depending on the risk, mitigation measures may be required and the applicant will be required to show how any necessary mitigation measures can be safeguarded and maintained effectively throughout the lifetime of the development.

Structural Survey

6.11 A structural and/or condition survey may be required to assess whether the historic building is capable of conversion without significant rebuilding, and/or whether certain proposed works are appropriate and how they can be carried out sympathetically.

6.12 All surveys should be undertaken by an appropriately trained and experienced professional and submitted with the planning application. In the case of listed (or very significant non-designated) buildings we advise that applicants engage the services of professionals with proven conservation credentials, for example those on the Conservation Accreditation Register for Engineers (CARE).

Security

6.13 To achieve and support well-designed and safe places for communities, appropriate security measures will need to be taken into consideration for any proposal for change of use, whilst respecting the heritage significance of the asset and its setting. Good design is key to achieving secure, sustainable and safe new uses for historic assets.

Other Professional Advice

6.14 The complexity of the proposed scheme, and the significance of the heritage asset(s) involved will determine the level of professional support required. A list of links to useful guidance provided by other organisations is included in Section 8.

7. POLICY CONTEXT

Designated and non-designated heritage assets

7.1 Buildings deemed to be **designated heritage assets** comprise Grade I, II* and II Listed Buildings, curtilage listed buildings and Scheduled Monuments.

7.2 Buildings deemed to be **non-designated heritage assets** are those having a degree of significance meriting consideration in planning decisions but which are not formally listed. They are heritage assets of local and regional importance or special interest. In respect of buildings, they can be identified:

- in the Historic Environment Record (HER)[15] or other similar register;
- through an Authority's 'Local List', if one exists;
- within Conservation Area Appraisals;
- in an adopted Neighbourhood Plan or by a local community or interest group; and
- through the planning process.

[14] Refer to Historic England's Energy Efficiency in Historic Buildings: application of Part L of the building Regulations to Historic and traditionally constructed buildings. https://historicengland.org.uk/images-books/publications/energy-efficiency-historic-buildings-ptl/heag014-energy-efficiency-partll/

[15] Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. See Appendix 1 of the Development Management Plan (2019) for contact details: https://www.peakdistrict.gov.uk/planning/policies-and-guides/development-management-policies or https://heritagegateway.org.uk/gateway/chr/

7.3 The National Park's historic buildings are significant features in the landscape but many are not recorded as either designated or non-designated heritage assets. They range from grand houses, mills and religious buildings to farmhouses, labourers' cottages and field barns. These historic buildings can be identified by the Authority as heritage assets through the pre-application or planning application process.

National Planning Policy

7.4 The National Planning Policy Framework (NPPF[16]) places good design, enhancement of local distinctiveness and conservation at the heart of sustainable rural development.

7.5 Paragraph 189 of the NPPF states, '[heritage] assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

7.6 For designated heritage assets, NPPF para 199 states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.' And that any harm 'should require clear and convincing justification' (NPPF para 200).

7.7 Paragraph 202 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

7.8 For non-designated heritage assets, the NPPF (para 203) states that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

7.9 Clarity on optimum viable use is given in Planning Practice Guidance (Historic Environment, paragraph 15) which states that 'If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes'.

Peak District National Park Policy Context

7.10 The relevant PDNPA Local Plan policies are set out in the Core Strategy (2011) and the Development Management Policies (2019) (DMP) documents.

7.11 Core Strategy policy L1 (Landscape character and valued characteristics) states 'development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics'. Valued characteristics are those listed in paragraph 9.15 of the Core Strategy.

7.12 Core Strategy policy L3 (Cultural heritage assets of archaeological, architectural, artistic or historic significance), supports the conservation of heritage assets, and where appropriate, their enhancement. The policy directs decision makers to the Landscape Strategy which sets out the role cultural heritage has as a contributor to the National Park landscape.

7.13 Under Core Strategy policy HC1 CI (New Housing) development may be permitted where it is required in order to achieve the conservation and/or enhancement of non-designated heritage assets or Listed Buildings.

[16] National Planning Policy Framework (publishing.service.gov.uk)

7.14 The relevant Development Management Policies are policy DMC5 (Assessing the impact of development on designated and non-designated heritage assets and their settings), policy DMC10 (Conversion of a heritage asset), and where appropriate, policy DMC7 (Listed Buildings). Chapter 4 of the Authority's Building Design Guide (1987) and chapter 8 of the Authority's Design Guide Supplementary Planning Document (2007), briefly look at conversionand provides some good practice diagram and photographic examples.

7.15 DMP policy DMC10 takes the principles of the Design Guide SPD and broadens the scope to include the conversion of any heritage asset of archaeological, architectural, artistic or historic significance. It states that all work should avoid adverse effects on the heritage asset's intrinsic character, context and setting. DMP policy DMC10 promotes adaptive re-use of heritage assets, both designated and non-designated, where the new use will not cause harm to the character, appearance, significance and landscape setting of the building.

7.16 For the purposes of DMP policy DMC10, the criteria in Core Strategy policy HC1 will only be met where the conversion to open market housing achieves the conservation of the asset and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting Applications will require an assessment of impacts as set out under DMP policy DMC5 and, where appropriate, DMP policy DMC7 (Listed Buildings).

7.17 To determine whether the building is of sufficient historic or architectural merit to warrant conversion, the significance of the building and its setting shall be established and a Heritage Statement submitted to support a planning application and/or Listed Building Consent application (DMP policy DMC5). The Cultural Heritage Validation List provides information in respect of Heritage Statements and any other assessments that may be required to support a planning application and/or Listed Building Consent application, as well as how to identify a building's significance.

8. USEFUL SOURCES OF INFORMATION

Historic England

8.1 A searchable list of heritage advice and guidance on a huge range of topics including adaptive re-use, energy efficiency, building conservation, sourcing materials, care of listed buildings and much more: https://historicengland.org.uk/advice/

8.2 Specific advice and approaches for understanding farms buildings and traditional farmsteads, and for approaches to their adaptive reuse: https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/

8.3 Section 5 of Historic England's 'Adapting Traditional Farm Buildings' (2017) also provides extensive advice on the scope of professional services and how to engage specialist practitioners. https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/

National Amenity Societies

8.4 National Amenity Societies and other interest groups play a vital role in the conservation of the nation's heritage, and can offer advice. Local authorities are also obliged to consult amenity societies on applications for some types of work to listed buildings.

8.5 The key societies are given below, and a fuller list can be found here: https://historicengland.org.uk/advice/hpg/publicandheritagebodies/amenitysocieties/

- Society for the Protection of Ancients Buildings
  https://www.spab.org.uk/
  (SPAB has a mills section and good technical advice)

- The Georgian Group
  https://georgiangroup.org.uk/
- The Victorian Society
  https://www.victoriansociety.org.uk/

Peak District National Park Authority (PDNPA)

8.6 Local Plan (Core Strategy and Development Management Policies):
https://www.peakdistrict.gov.uk/planning/policies-and-guides

8.7 Appendix 4 of Development Management Policies gives guidance on the production of Heritage Statements.

8.8 Guidance for understanding farmsteads, field barns and outfarms:
https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance.

Derbyshire Historic Buildings Trust (DHBT)

8.9 The DHBT Crafts Register provides details of skilled builders and other craftspeople, material suppliers and specialist advisors:
https://www.derbyshirehistoricbuildingstrust.org.uk/crafts-register

Conservation Accredited Structural Engineers (CARE Register)

8.10 The Institution of Civil Engineers (ICE) and the Institution of Structural Engineers (IStructE) jointly publish the CARE Register. This identifies civil and structural engineers who are skilled in the conservation of historic structures and sites:
https://ice.org.uk (search for 'CARE Register')

Institute of Historic Building Conservation (IHBC)

8.11 The IHBC provides a range of technical advice, and holds a number of registers for specialist trades and craftspeople:
https://ihbc.org.uk

Sustainable Traditional Buildings Alliance (STBA)

8.12 The STBA supports and provides guidance on a whole building approach to reusing, adapting or retrofitting traditional buildings. The STBA Guidance Wheel is a tool to aid decision making on which methods of construction are suitable for retrofitting traditional buildings; highlighting benefits and concerns of a particular measure, with links to up-to-date research:
https://stbauk.org

PEAK DISTRICT NATIONAL PARK

www.peakdistrict.gov.uk